

**RUSH  
WITT &  
WILSON**



**11 Benbow House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TT  
£253,000**

**A spacious two bedroom purpose built situated on the first floor flat with garage, gas central heating system, double glazed windows and doors, NO ONWARD CHAIN, beautiful communal gardens, living room, separate dining area, sun room, separate cloak room, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hallway**

With stairs to the first floor.

**Private Entrance Hall**

Single radiator, large built in linen cupboard, entry-phone system.

**Living Room**

16'5 x 12'10 (5.00m x 3.91m)

Window overlooks the side elevation with double radiator, wall mounted electric heater.

**Dining Room**

9'5 x 11'4 (2.87m x 3.45m)

Window overlooks the front elevation, double radiator.

**Sunroom**

9' x 6'4 (2.74m x 1.93m)

Overlooking both the rear and side elevation, tiled floor.

**Kitchen**

10'3 x 8'7 (3.12m x 2.62m)

Window to the front and side elevations, original fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, plumbing for washing machine, gas hob, built in oven and grill, space for fridge/freezer, tiled splashbacks, wall mounted modern Worcester gas central heating system and domestic hot water boiler.

**Bedroom One**

14'2 x 12' (4.32m x 3.66m)

Window to the side elevation overlooking the beautiful communal gardens, single radiator, built in wardrobe cupboards.

**Bedroom Two**

13'4 x 12' (4.06m x 3.66m)

Windows to both the front and side elevations, double radiator, fitted wardrobe cupboards.

**Bathroom**

Suite comprising panelled bath with wall mounted electric shower unit controls and showerhead, shower curtain rail, built in airing cupboard, pedestal mounted wash hand basin, double radiator, half height wall tiling, obscured glass window to the side elevation.

**Separate Cloakroom**

WC with low level flush, single radiator, obscure glass window to the front elevation.

**Outside****Communal Gardens**

Beautifully kept communal gardens, mainly laid to lawn with mature shrubbery, plants and trees of various kinds.

**Garage En-Bloc**

With up and over door.

**Maintenance And Service Charges**

Share of Freehold. Maintenance is approximately £1500 per annum

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



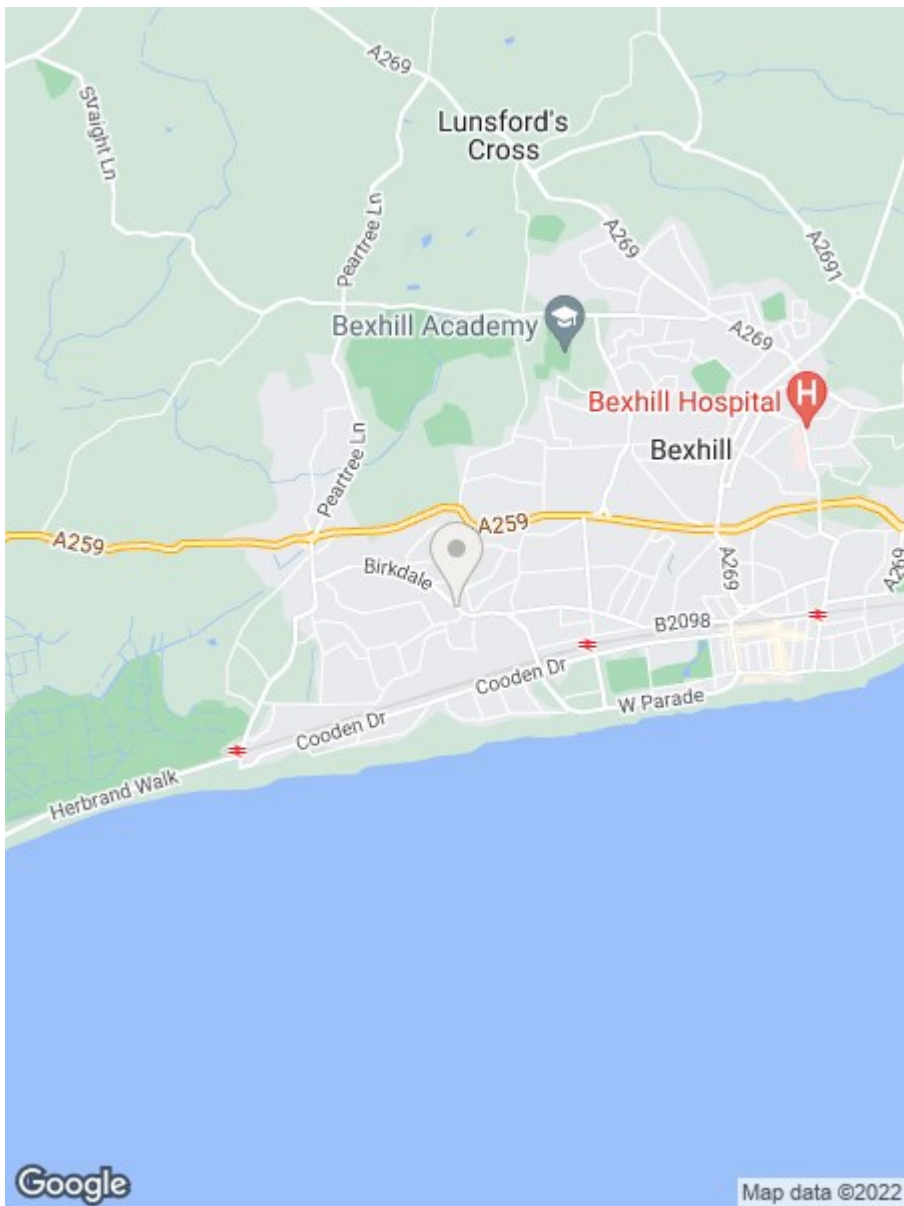
GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |

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